

HOUSING SURVEY

CITY OF GAITHERSBURG MD
PLANNING DEPARTMENT
SEPTEMBER, 1973

HOUSING SURVEY, CITY OF GAITHERSBURG, MARYLAND

CITY AREA - 4,752 ACRES

The housing survey taken in August 1973 by the City of Gaithersburg Planning Department updates housing statistics compiled by the Department last summer. This current survey shows an increase of 2509 units in the number of housing units in the City during the past year, with an estimated comparable increase in the population of 7200 persons. The estimated population figures are derived through the use of a multiplication factor indicative of the average number of persons (2.8) per housing unit. The decrease in family size from 1960 to 1970 is in part due to the significant increase of apartment units within the City in recent years.

The unit count includes all those units under roof as of August 1, 1973. As new units under roof become fully occupied, the 1973 population indicated below should be realized by October 31 of this year. The 1974 population is a projection based on the number of units proposed and under construction which should be ready for occupancy in December 1974.

	<u>1960</u>	<u>1970</u>	<u>1972</u> *	<u>1973</u> **	<u>1974</u> ***
POPULATION within the City Limits of Gaithersburg	3,847	8,344	17,192	24,217	27,952
HOUSING UNITS, total	1,267	2,987	6,140	8,649	9,983
PERSONS PER HOUSING UNIT, average	3.1	2.8	2.8	2.8	2.8

* estimated for September, 1972

** estimated for October 31, 1973

*** estimated for December 31, 1974

POPULATION GROWTH WITHIN THE CITY OF GAITHERSBURG USING PAST CENSUS
INFORMATION AND ESTIMATED DWELLING UNIT CONSTRUCTION.

YEAR	CENSUS FIGURES			*	ESTIMATED	
	1950	1960	1970		1973 *	1974 **
POPULATION	1,660	3,847	8,344	*	24,217	27,952
				*		47,904

The 1973 estimated population from last year's Housing Survey has been found by this revision to lack approximately 5700 persons (1700 units). This difference is attributed to the inability of several proposed projects to obtain a sewer commitment, the length of construction time of ongoing projects, and also the lapse of time some developers have experienced in obtaining agency approvals and financing. The above table shows 27,952 persons by the end of 1974. This is approximately the population the City had predicted for this 1973.

The 1980 estimate remains at 47,904 persons which is still felt to be a conservative estimate. At this time the Planning Department believes the sewer problem to be four years from a working solution. Once sewer becomes available, the City should experience another surge of construction. On the following pages are statistics of Gaithersburg's housing projects.

* estimated for October 31, 1973

** estimated for December 31, 1974

CITY OF GAITHERSBURG
PLANNING DEPARTMENT
AUGUST 1973

H O U S I N G S U R V E Y Existing units and new units under roof

By 1" =200' scale Tax Maps

<u>TAX MAP NO.</u>	<u>SINGLE FAMILY UNITS</u>	<u>APARTMENT UNITS</u>	<u>TOWNHOUSE UNITS</u>
A-2	-	-	-
A-3	-	-	-
B-2	-	-	-
B-3	7	-	-
B-4	1	-	-
C-2	1	996	196
C-3	86	353	-
C-4	106	1320	60
D-1	1	-	-
D-2	244	537	270
D-3	224	104	45
D-4	474	762	-
E-1	7	-	-
E-2	7	-	-
E-3	35	1096	365
E-4	136	382	45
F-1	2	-	166
F-2	1	-	-
F-3	-	168	407
F-4	-	-	-
G-2	45	-	-
 TOTALS	 1377 UNITS	 5718 UNITS	 1554 UNITS

EXISTING UNITS AND ESTIMATED POPULATION WITHIN THE CITY LIMITS OF GAITHERSBURG

	<u>UNITS</u>	<u>PERCENT</u>
SINGLE FAMILY UNITS	1,377	16
APARTMENT UNITS	5,718	66
TOWNHOUSE UNITS	<u>1,554</u>	<u>18</u>
TOTAL	8,649	100

	<u>PERSONS</u>	<u>PERCENT</u>
1377 SINGLE FAMILY UNITS @ 4 PERSONS/UNIT	5,508	23
5718 APARTMENT UNITS @ 2.5 PERSONS/UNIT	14,295	58
1554 TOWNHOUSE UNITS @ 3 PERSONS/UNIT	<u>4,662</u>	<u>19</u>
ESTIMATED TOTAL OF PEOPLE LIVING WITHIN THE CITY LIMITS OF GAITHERSBURG AS OF OCTOBER 31, 1973	24,464	100

BY THIS METHOD OF ESTIMATING POPULATION THE CITY WOULD HAVE EXPERIENCED AN INCREASE OF AN ESTIMATED 6751 PERSONS SINCE SEPTEMBER 1972 OR AN INCREASE OF 38 %.

COMPARATIVE ESTIMATED POPULATIONS WITHIN CITY LIMITS USING DIFFERING MULTIPLICATION FACTORS INDICATIVE OF THE AVERAGE NUMBER OF PERSONS PER DWELLING UNIT FOR ALL TYPES OF UNITS:

	<u>PERSONS</u>	
8649 TOTAL UNITS @ 3.5 PERSONS/UNIT	30,271	
8649 TOTAL UNITS @ 3.0 PERSONS/UNIT	25,947	
8649 TOTAL UNITS @ 2.8 PERSONS/UNIT	24,217	
8649 TOTAL UNITS @ 2.5 PERSONS/UNIT	21,623	PERSONS WITHIN THE CITY LIMITS OF GAITHERSBURG.

APARTMENT UNITS LOCATED WITHIN THE CITY LIMITS OF GAITHERSBURG

<u>NAME OF UNIT</u>	<u>NUMBER OF UNITS BUILT*</u>
ASBURY METHODIST HOME FOR THE AGED	175
BAYLA GARDENS APARTMENTS	182
BRIGHTON WEST APARTMENTS	600
CARLTON TERRACE APARTMENTS	50
CHESLINE APARTMENTS	22
CRESTWOOD TERRACE	108
CROWN APARTMENTS	24
DALAMAR APARTMENTS	120
DEER PARK APARTMENTS	22
DEER PARK GARDENS APARTMENTS	39
DEMORY BORTHERS' APARTMENTS	16
DIAMOND COURT APARTMENTS	26
DIAMOND FARMS APARTMENTS	537
DIAMOND HOUSE APARTMENTS	17
EXECUTIVE APARTMENTS	85
FIRESIDE	258
FRANKLIN PRESS APARTMENTS	3
GAITHER HOUSE APARTMENTS	95
GEORGE HUNT APARTMENTS	4
GOVERNOR SQUARE APARTMENTS	238
W. L. KING APARTMENTS	9
W. L. KING APARTMENTS	5
LAKESIDE APARTMENTS	45
LAR-KEN APARTMENTS	44

APARTMENT UNITS LOCATED WITHIN THE CITY LIMITS OF GAITHERSBURG - - CONTINUED

<u>NAME OF UNIT</u>	<u>NUMBER OF UNITS BUILT*</u>
LEE STREET APARTMENTS	124 —
LILAC HOUSE APARTMENTS	30
MONTGOMERY HOUSE APARTMENTS	50
NORMAN MILLS APARTMENTS	7
ORCHARD POND APARTMENTS SECTION I	312 <i>af</i>
QUINCE ORCHARD CLUSTERS	684
ROSEANNE GARDEN APARTMENTS	330 —
ROSEDALE APARTMENTS	84 —
SEIDL APARTMENTS	35
SUBURBAN PARK VILLAGE	56
SUMMIT HALL APARTMENTS	22
WAYNE GARDEN APARTMENTS	23
WEST DEER PARK APARTMENTS (KRA-BARR)	198
WHETSTONE APARTMENTS	102
WOODROW ADAMS' APARTMENTS	93
WOODWINDS APARTMENTS	<u>623</u>
TOTAL	5497 UNITS

* (includes all units under roof as of August 1, 1973)

(these units expected to be occupied by October 31, 1973)

CITY OF GAITHERSBURG
PLANNING DEPARTMENT
AUGUST 1973

TOWNHOUSE UNITS LOCATED WITHIN THE CITY LIMITS OF GAITHERSBURG

<u>NAME OF UNIT</u>	<u>NUMBER OF UNITS BUILT *</u>	<u>NUMBER OF UNITS PROPOSED</u>
BENNINGTON TOWNHOUSES	196	99
DIAMOND FARMS TOWNHOUSES SECTIONS I - VI	270	
BRIGHTON EAST TOWNHOUSES - SECTION I	45	
BRIGHTON EAST TOWNHOUSES - SECTIONS 2 & 3	110	
BRIGHTON EAST TOWNHOUSES - SECTION 4	45	
BRIGHTON WEST TOWNHOUSES	255	5280
THE ORCHARDS TOWNHOUSES	166	
SHADY GROVE VILLAGE - SECTION I	177	
SHADY GROVE VILLAGE - SECTION 2	122	407 16-80
SHADY GROVE VILLAGE - SECTIONS 3 & 4	108	40 308
CASEY TOWNHOUSES		12
NEWPORT	<u>60</u>	<u>230</u>
SUBTOTAL	1554	341 UNITS
TOTAL OF ALL EXISTING AND PROPOSED TOWNHOUSES		1895

* (includes all units under roof as of August 1, 1973)

(these units expected to be occupied by October 31, 1973)

CITY OF GAITHERSBURG
PLANNING DEPARTMENT
AUGUST 1973

PROPOSED ADDITIONS TO EXISTING DEVELOPMENTS, CITY OF GAITHERSBURG

	<u>UNITS</u>	<u>PERCENT</u>
TOWNHOUSES -	401 *	35
SINGLE FAMILY -	207 *	18
APARTMENTS -	535 *	47
	—	—
TOTAL -	1143 *	100

PROPOSED NEW DEVELOPMENTS, CITY OF GAITHERSBURG

	<u>UNITS</u>
TOWNHOUSES -	12 *
SINGLE FAMILY -	18 *
APARTMENTS -	822 *
	—
TOTAL -	852 *

TOTAL OF PROPOSED NEW DEVELOPMENTS AND PROPOSED ADDITIONS TO EXISTING
DEVELOPMENTS WITHIN THE CITY LIMITS OF GAITHERSBURG: 1895 UNITS *

* (estimated to be constructed by December 1974)

NEW UNITS UNDER CONSTRUCTION WITHIN
THE CITY LIMITS OF GAITHERSBURG

<u>NAME OF UNIT</u>	<u>NUMBER OF UNITS TO BE BUILT*/TOTAL**</u>
HYDE PARK, SECTION I	270 APARTMENTS
THE VILLAS (VICTORY FARM)	418 APARTMENTS
NEWPORT (VICTORY FARM)	60/290 TOWNHOUSES
WEST RIDING	44/104 SINGLE FAMILY
WESTLEIGH	45/192 SINGLE FAMILY
SUBURBAN PARK VILLAGE	56/168 APARTMENTS
CRESTWOOD TERRACE	108/108 APARTMENTS
TOTAL	313/1550 UNITS

	<u>UNITS</u>	<u>PERCENT</u>
TOWNHOUSES	290	10
SINGLE FAMILY	296	19
APARTMENTS	<u>964</u>	<u>62</u>
TOTAL	1550	100

* estimated to be under roof by August 1, 1973; these units expected to be occupied by October 31, 1973

** Total number of these units expected to be occupied by December 31, 1974

ADDITIONAL NEW CONSTRUCTION TO BE
STARTED IN 1973 AND COMPLETED BY DECEMBER 31, 1974
WITH THE ESTIMATED POPULATION GENERATED BY EACH PROJECT

	<u>Units</u>	<u>Estimated Population</u>
CASEY TOWNHOUSES	12	36
BRIGHTON EAST SINGLE FAMILY	18	72
PLUMMER TRACT APARTMENTS	150	375
ORCHARD POND APARTMENTS	200	500
CAROLANN COURTS APARTMENTS	<u>36</u>	<u>90</u>
	416	1073

CITY OF GAITHERSBURG
PLANNING DEPARTMENT
AUGUST 1973

NUMBER AND PERCENT OF EXISTING UNITS			NUMBER AND PERCENT OF NEW PROPOSED UNITS AND PROPOSED ADDITIONS TO EXISTING DEVELOPMENTS			TOTALS	
	UNITS	PERCENT		UNITS	PERCENT		UNITS PERCENT
TOWNHOUSES	1,554	18	+	329	24	=	1,883 19
SINGLE FAMILY	1,377	16	+	207	16	=	1,584 16
APARTMENTS	5,718	66	+	798	60	=	6,516 65
	<u>8,649</u>	<u>100</u>		<u>1,334</u>	<u>100</u>		
ESTIMATED TOTAL NUMBER OF UNITS BUILT BY DECEMBER 1974							9,983 100

	PERSONS	PERCENT BY UNIT TYPE
1883 TOWNHOUSES @ 3 PERSONS/UNIT	= 5,649	20
6516 APARTMENTS @ 2.5 PERSONS/UNIT	= 16,290	58
1584 SINGLE FAMILY @ 4 PERSONS/UNIT	= 6,336	22
ESTIMATED TOTAL POPULATION BY DECEMBER 1974	28,275	100

USING DIFFERING MULTIPLICATION FACTORS INDICATIVE OF THE AVERAGE NUMBER OF PERSONS PER DWELLING UNIT:

	APPROXIMATE POPULATION
AN ESTIMATED 9983 TOTAL UNITS @ 3.5 PERSONS/UNIT	= 34,941
AN ESTIMATED 9983 TOTAL UNITS @ 3.0 PERSONS/UNIT	= 29,949
AN ESTIMATED 9983 TOTAL UNITS @ 2.8 PERSONS/UNIT	= 27,952
AN ESTIMATED 9983 TOTAL UNITS @ 2.5 PERSONS/UNIT	= 24,958

PROPOSED NEW UNITS WITHIN THE CITY LIMITS TO BE OCCUPIED
AFTER DECEMBER 1973 AND BEFORE 1980, COMPLETING FULL DEVELOPMENT

<u>NAME OF DEVELOPMENT</u>	<u>PROPOSED UNITS</u>
Bailey Tract Apartments, Hi-Rise	375
Brighton East Apartments, Hi-Rise (Final Plan Approved)	393
* Brighton East Single Family (Final Plan Approved)	18
* Carolann Courts	36
Casey Townhouses	12
Diamond Farm Condominiums	288
Fletcher Tract, Cluster	70
Hyde Park Apartments, Sec. II	730
Joyce Tract Apartments, Hi-Rise (Calculated at 50 Apt. Units per Acre)	500
Kent Farm (Mixed unit types)	400
Koenick Tract Townhouses & Apartments	567
Muddy Branch Road Apartments, Hi-Rise	393
* Orchard Pond Apartments, Sec. II & III	435
* Plummer Tract Apartments (Final Plan Approved - 498 units)	1014
Rapley Tract Apartments, Garden	360
Rapley Tract Apartments, Hi-Rise	340
Shady Grove Village, Parcel 1, Sec. 5	164
Victory Farm - "The Villas" Apartments, Sec. II	462
Victory Farm - Single Family	86
Warther Tract (mixed unit types)	400
Whetstone Apartments, Hi-Rise	277
	<u>7231</u>

@ 2.8 persons per unit = 20247 people
 @ 2.6 persons per unit = 18801 people
 @ 2.5 persons per unit = 18078 people

* - Water and Sewer Authorized

"MONTGOMERY VILLAGE"
(Not in City of Gaithersburg)

<u>LOCATION AND TYPE</u>	<u>TOTAL UNITS</u>	<u>OCCUPIED AS OF JUNE 30</u>	<u>OCCUPIED AS OF END OF 73</u>	<u>OCCUPIED AS OF END OF 74</u>	<u>OCCUPIED AS OF END OF 75</u>
<u>Montgomery Village</u>					
<u>Single Family</u>					
Fairridge	218	27	33	50	50
Heights	136	96	40		
Ridges of Stedwick	69	all occupied			
Ridges of Whetstone	40	all occupied			
Points	137			55	55
Overlea	128				64
	<u>728</u>				
<u>Townhouse</u>					
Clusters	548	all occupied			
Highfield	133		46	87	
Arrowhead	96			4	90
Club Hill	142	68	74		
Partridge Place	331		54	170	107
Essex Place	207				43
Green Tee I & II	106	14	73	19	
Fairway Islands/Green Side	189			65	60
Frenchton Place	155	all occupied			
	<u>1909</u>				
<u>Condominium Townhouse</u>					
Horizon Run	154	36	104	14	
Thomas Run	103	1	74	28	
Center Court	63		25	38	
	<u>320</u>				
<u>Condominium Garden Apartment</u>					
Center Court	132			132	
<u>Condominium - type undecided</u>					
2A	200			200	
<hr/>					
1696 Garden Apartments					
195 Mid Rise Apartments occupied					
211 Townhouse Rentals					
560 Single Family Detached					
958 Townhouses bought					

TOTAL UNITS: 3289

City of Gaithersburg Planning Dept.